## 3406702 07/28/2006 02:32P Weld County, CO 1 of 1 B 11:00 D 0:00 Steve Moreno Clerk & Recorder

# FINAL PLAT DEL REY SUBDIVISION (AREAS 1, 2 AND 3)

LOCATED IN PART OF THE NW 1/4 OF SECTION 24, TOWNSHIP 2 NORTH, RANGE 68 WEST OF THE 6TH P.M., TOWN OF FIRESTONE, COUNTY OF WELD, STATE OF COLORADO

S89'42'53"E 1,416.42'

S89'42'53"E 625.73'

LOT 2

AREA 506,424 SF

11.63 ACRES

R=69.63' L=57.76'

D=47'31'52" CH=N03'53'09"W CL=56.12'

TO NW SECTION MONUMENT \_\_\_\_\_\_1247.27-

30' RIGHT-OF-WAY ROAD 20

#4 RBR W/YPC FOUND LS 26971 PIN IS N73'36'47"E 1.08' FROM CALC. COR.

#4 RRR FOUND

BASIS OF BEARINGS

BLOCK 3

#4 RBR W/YPC FOUND LS 26971

POINT OF BEGINNING

DEL REY (AREA 4)

#5 RBR PLS#28283

1½" ALUM. CAP

R=245.00'

L=87.64'

CL=87.18'

D=20'29'46"

CH=N17'24'12"W

VICTORIA CIR

DEL REY (AREA 4) LOT 16

S89'42'53"E 15.00

S89'42'53"E

L=75.12'

CL=74.72'

1½" ALUM. CAP

BLOCK 3

BLOCK 3

OUT LOT A-D&G

N89'42'53"W 601.70'

FOX RUN

BLOCK 3

D=20'29'46"

CH=S17"24'12"E

VICINITY MAP SCALE 1" = 2000'

OWNERSHIP AND DEDICATION:

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED, RANCHO NOTSO GRANDE, LLC., A COLORADO LIMITED LIABILITY COMPANY, BEING THE OWNER(S) OF THE LAND SHOWN IN THIS FINAL PLAT AND DESCRIBED AS

A TRACT OF LAND LOCATED IN THE NORTHWEST ONE-QUARTER OF SECTION 24. TOWNSHIP 2 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF FIRESTONE, COUNTY OF WELD, STATE OF COLORADO, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 24;

THENCE, S89'42'53"E, ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER, 1,416.42 FEET

THENCE, S00°14'03"W, ALONG PART OF THE WEST LINE OF DEL REY SUBDIVISION, AREA 4, A DISTANCE OF 30.00 FEET TO THE POINT OF BEGINNING

THENCE, SOO'14'03"W, CONTUINING ALONG PART OF THE WEST LINE OF DEL REY SUBDIVISION, AREA 4, A DISTANCE OF 732.91 FEET

THENCE, S01°37'50"W, ALONG THE WEST LINE OF FOX RUN SUBDIVISION, A DISTANCE OF 84.71 FEET,

THENCE, N89°42'53"W, ALONG THE NORTH LINE OF SAID FOX RUN SUBDIVISION, BLOCK 3, A DISTANCE OF 759.79

THENCE, NOO°01'20"W, ALONG THE EAST LINE OF KELLOGG SUBDIVISION, LOT 1, A DISTANCE OF 199.07 FEET

THENCE, N89°42'53"W, ALONG THE NORTH LINE OF SAID KELLOGG SUBDIVISION, LOT 1, A DISTANCE OF 620.77

THENCE, NOO°01'20"W, ALONG THE EAST LINE OF ROAD 11 (60 FEET WIDE), A DISTANCE OF 618.54 FEET

THENCE, S89°42'53"E, ALONG THE SOUTH LINE OF ROAD 20 (60 FEET WIDE), A DISTANCE OF 1,386.29 FEET TO THE POINT OF BEGINNING.

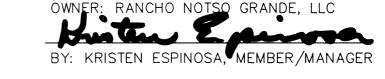
CONTAINING 23.15 ACRES OF LAND MORE OR LESS.

BASIS OF BEARING: THE SOUTH LINE OF THE SUBJECT PROPERTY IN THE NORTHWEST 1/4 SECTION 24, TOWNSHIP 2 N., RANGE 68 W. OF THE 6TH PRINCIPAL MERIDIAN, WELD CO., COLORADO IS ASSUMED TO BEAR N89'42'53"W.

HAVE LAID OUT, SUBDIVIDED AND PLATTED SAID LAND AS PER DRAWING HEREON CONTAINED UNDER THE NAME AND STYLE OF DEL REY SUBDIVISION (AREAS 1, 2 AND 3), A SUBDIVISION OF A PART OF THE TOWN OF FIRESTONE, COUNTY OF WELD, STATE OF COLORADO, AND BY THESE PRESENTS DO HEREBY DEDICATE TO THE TOWN OF FIRESTONE THE STREETS AND AVENUES AS SHOWN ON THE ACCOMPANYING PLAT FOR THE PUBLIC USE THEREOF FOREVER AND DOES FURTHER DEDICATE TO THE USE OF THE TOWN OF FIRESTONE AND ALL SERVING PUBLIC UTILITIES THOSE PORTIONS OF SAID REAL PROPERTY WHICH ARE SO DESIGNATED AND EASEMENTS AS SHOWN.

IT IS EXPRESSLY UNDERSTOOD AND AGREED BY THE UNDERSIGNED THAT ALL EXPENSES AND COST INVOLVED IN CONSTRUCTION AND INSTALLING SANITARY SEWER SYSTEM WORKS AND LINES, WATER SYSTEM WORKS AND LINES, GAS SERVICE LINES, ELECTRICAL SERVICE WORKS SUCH UTILITIES AND SERVICES SHALL BE GUARANTEED AND PAID FOR BY THE SUBDIVIDER OR ARRANGEMENTS MADE BY THE SUBDIVIDER THEREOF WHICH ARE APPROVED BY THE TOWN OF FIRESTONE, COLORADO, AND SUCH SUMS SHALL NOT BE PAID BY THE TOWN OF FIRESTONE, AND THAT ANY ITEM SO CONSTRUCTED OR INSTALLED WHEN ACCEPTED BY THE TOWN OF FIRESTONE SHALL BECOME THE SOLE PROPERTY OF SAID TOWN OF FIRESTONE, COLORADO, EXCEPT PRIVATE ROADWAY CURBS, GUTTER AND PAVEMENT AND ITEMS OWNED BY MUNICIPALITY FRANCHISED UTILITIES, OTHER SERVING PUBLIC ENTITIES AND/OR QWEST COMMUNICATIONS, INC., WHICH WHEN CONSTRUCTED OR INSTALLED SHALL REMAIN AND/OR BECOME THE PROPERTY OF SUCH MUNICIPALITY FRANCHISED UTILITIES, OTHER SERVING PUBLIC ENTITIES, AND/OR QWEST COMMUNICATIONS, INC. AND SHALL NOT BECOME THE PROPERTY OF THE TOWN OF FIRESTONE, COLORADO.

ACCEPTANCE OF DEDICATION:



STATE OF COLORADO

COUNTY OF WELD

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE THI 20 BY KRISTEN ESPINOSA, MEMBER/MANAGER, RANCHO NOTSO GRANDE, WITNESS MY HAND AND OFFICIAL SEA

## GENERAL NOTES:

1) BEARINGS ARE BASED ON THE SOUTH LINE OF THE SUBJECT PROPERTY OF SECTION 24, TOWNSHIP 2 NORTH, RANGE 68 WEST OF THE 6TH P.M., ASSUMED BEARING N89'42'53"W.

POINT OF COMMENCEMENT

NORTHWEST CORNER SECTION 24, T2N, R68W, FOUND 3¼" ALUM. MONUMENT LS 14070 IN MONUMENT BOX

2) LAND TITLE GUARANTEE COMPANY, COMMITMENT NO. FC25052330, DATED 08-03-2005, WAS ENTIRELY RELIED UPON FOR RECORDED INFORMATION REGARDING RIGHTS-OF-WAYS, EASEMENTS AND ENCUMBRANCES IN THE PREPARATION OF THIS SURVEY. THE PROPERTY SHOWN AND DESCRIBED HEREON IS ALL OF THE PROPERTY DESCRIBED IN SAID TITLE COMMITMENT.

3) ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT AND/OR BOUNDARY MONUMENT OR ACCESSORY, COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE C.R.S. 18-4-508.

4) ALL ALIQUOT MONUMENTS FOUND WERE IN SUBSTANTIAL ACCORDANCE WITH RECORDED MONUMENT RECORDS.

5) NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF CERTIFICATION SHOWN HEREON.

6) THE TOWN OF FIRESTONE WILL REQUIRE A SUBDIVISION DÉVELOPMENT AGREEMENT FOR PUBLIC IMPROVEMENTS AT THE TIME OF THE DEVELOPMENT OF THE LOTS.

- ---- SET #5 REBAR AND 1½" CAP, LS 28283
- ---- FOUND MONUMENT AS NOTED HEREON
- ---- ALIQUOT MONUMENT AS NOTED HEREON

# LENDER CONSENT:

#5 RBR W/RPC FOUND

N89'42'53"W 158.10

FOX RUN BLOCK 3 LOT 23

NORTH LINE OF THE NW1/4 OF SECTION 24, T2N, R68W

S89'42'53"E 239.24'

LOT 2A

2.36 ACRES

AREA 102,619 SF

#4 RBR W/YPC FOUND LS 26971

GRAPHIC SCALE

( IN FEET )

1 inch = 100 ft.

S89'42'53"E 760.56'

LOT 1

AREA 399,222 SF

#4 RBR W/ YPC FOUND

PLS 26971

9.16 ACRES

ROAD 20 (60' RIGHT-OF-WAY)

30' ACCESS EASEMENT TO BENEFIT LOT 2A, RECEPTION #\_\_

KELLOGG SUBDIVISION LOT 1

S89'42'53"E 543.42'

N89'42'53"W 620.77'

THE UNDERSIGNED, FARM CREDIT BANK OF WICHITA, AS THE BENEFICIARY OF A DEED OF TRUST WHICH CONSTITUTES A LIEN UPON THE OWNER'S PROPERTY, RECORDED IN THE REAL PROPERTY RECORDS AT RECEPTION NO. 2641006, WELD COUNTY, COLORADO, HEREBY CONSENTS TO THE PLATTING OF THE PROPERTY AS SHOWN HEREON.

N89'42'53"W 759.79' FOX RUN

BLOCK 3

\ LOT 27

FOX RUN BLOCK 3 BLOCK 3 LOT 29

LOT 28

FARM CREDIT BANK OF WICHITA

BLOCK 3 LOT 24

BY: Stal - Assited Vin Presid

STATE OF COLORADO )

COUNTY OF WELD

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE THIS 19 DAY OF Jug \_\_\_\_\_, 2006, BY Steve Steke

AS ASSISTANT U.- President OF FARM CREDIT BANK OF WICHITA.

WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC In ME THERE MY COMMISSION EXPIRES 3/12/200/

FIRESTONE INFORMATION BLOCK SHEET 1 OF 1

PH-303-469-6350 OR 303-485-7094 SHEET 1 OF 1 Flatirons, Inc. - Surveying & Engineering J MEEKS 3825 IRIS AVE, Ste 100 BOULDER, CO 80301 PH: (303) 443-7001 FAX: (303) 443-9830 LONGMONT, CO 80501 PH: (303) 776-1733 NOVEMBER, 2005 FAX: (303) 776-4355 FSI JOB NO. Established 1983 www.flatsurv.com 05-46,161 COPYRIGHT 2005 FLATIRONS, INC.

PREPARED FOR

RANCHO NOTSO GRANDE, LLC.

5220 WRC 20, FIRESTONE, CO.

INT: DATE:

REVISIONS:

CHECKED BY

RAR/ETB/NV

SURVEYOR CERTIFICATE: I, ROBERT A. RICKARD, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO DO HEREBY CERTIFY THAT THIS PLAT OF DEL REY SUBDIVISION (ARCASINO 2 AND 3) AND THE SURVEY OF THE BOUNDARY THEREOF WERE MADE BY ME, OR UNDER MY DIRECTION AND THAT THE SAME ARE CORRECT TO THE SEST OF MY KNOWLEDGE AND BELIEF.

ROBERT A. RICKARD, PLS #28283 (FOR AND ON BEHALF OF FLATIRONS

TOWN APPROVAL: THIS IS TO CERTIFY THAT THE PLAT OF DEL REY SUBDIVISION (AREAS 1, 2 AND 3) WAS APPROVED ON THIS \_\_\_\_ DAY OF 20\_\_, AND THAT THE MAYOR OF THE TOWN OF FIRESTONE ON BEHALF OF THE TOWN OF FIRESTONE, HEREBY ACKNOWLEDGES SAID PLAT UPON WHICH THIS CERTIFICATE IS ENDORSED FOR ALL PURPOSES INDICATED THEREON.

MAYOR

ATTEST: TOWN CLERK